



September 11, 2013

Item No. 6

**APPROVAL OF CONTRACT MODIFICATIONS
FOR VARIOUS CHA PROJECTS**

To the Honorable Board of Commissioners:

RECOMMENDATION

It is recommended that the Board of Commissioners approve the attached Resolution to approve \$44,475.97 of contract modifications for various Chicago Housing Authority projects with the following contractor:

General Contractor	Project	Contract	Original Contract Value	Current Contract Value (including August 2013 Board approvals)	Contract Modifications to be Approved This Month (September Board)	% of Original Contract for This Modification Only	Cumulative % of Original Contract	Cumulatively over \$100,000	Revised Contract Amounts
OLD VETERAN	Facade Replacement and Interior Improvements at Judge Slater	11119	\$13,577,000.00	\$15,091,396.89	\$ 21,117.51	0.16%	9.94%	X	\$15,112,514.40
OLD VETERAN	ADA Retrofit at Lake Parc Place	11121	\$12,686,147.00	\$13,283,360.90	\$ 23,358.46	1.7%	6.4%	X	\$13,498,424.17
CUMULATIVE TOTAL					\$ 44,475.97				

The Interim Acting Vice President of the Capital Construction Department, the Interim Acting Vice President of Development, the Office of the General Counsel and the Department of Procurement and Contracts have completed all necessary due diligence to support the submission of this initiative and recommend the approval of this item accordingly.

CORPORATE MISSION

Ensure that CHA's housing portfolio is safe, decent and sustainable.

FUNDING

General Fund

GENERAL BACKGROUND /EXPLANATION

The Significant Actions Policy states in part that "[m]odernization activities, change orders, or cumulative change orders in excess of 5% of the contract amount or \$100,000, whichever is greater, must receive Board approval." The general contractor listed above has existing contracts with the Chicago Housing Authority ("CHA") to provide construction services at Judge Slater and Lake Parc Place. Each of these construction contracts requires contract modifications that will cumulatively exceed 5% of the contract amount and \$100,000.

The contract modifications associated with the above contracts are required to address the following issues:

GENERAL CONTRACTOR	CONTRACT NO.	PCO NO.	MODIFICATION	AMOUNT	REASON FOR MODIFICATION
OLD VETERAN	11119 Judge Slater Apts.	034	The architect has assessed the condition of doors and frames inside units not previously assessed during the design for Judge Slater Apartments. Sixty-four (64) doors/door frames are in need of repairs. The repairs break down into four (4) types:: 1. Patch and sand 59 locations where doors closers were removed; 2. Remove chain hardware, patch and sand at 46 locations; 3. Remove strike section and weld, grind, and grout in new strike section at 12 locations to repair previous vandalism; and 4. Remove lower sections and weld, grind, and grout in new sections to repair rusted frames exposed to excessive moisture at 28 locations.	\$ 21,117.51	Discovered Condition
OLD VETERAN	11121 Lake Parc Place Apts	013a	New signage will be installed to meet accessibility requirements identified in the City of Chicago Department of Buildings permit review following the bid opening.	\$ 23,358.46	Omission
CUMULATIVE TOTAL FOR CONTRACT 11119 AND CONTRACT 11121				\$ 44,475.97	

The Capital Construction Department has verified that the amounts proposed to perform the work by the contractors are within an acceptable range of the CHA's Independent Cost Estimates.

The Board action recommended in this item complies in all material respects with all applicable Chicago Housing Authority Board policies and all applicable federal (HUD) procurement laws.

The Interim Acting Vice President of the Capital Construction Department and the Interim Acting Vice President of Development concur with the recommendation to approve \$44,475.97 of contract modifications for the various above-referenced Chicago Housing Authority projects with the contractor.

The CEO/President also recommends the approval of these contract modifications.

RESOLUTION NO. 2013-CHA-75

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated September 11, 2013 entitled "APPROVAL OF CONTRACT MODIFICATIONS FOR VARIOUS CHA PROJECTS";

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners hereby approves \$44,475.97 of contract modifications for various Chicago Housing Authority projects with the following contractor:

General Contractor	Project	Contract	Original Contract Value	Current Contract Value (including August 2013 Board approvals)	Contract Modifications to be Approved (September Board)	% of Original Contract for This Modification Only	Cumulative % of Original Contract	Cumulatively over \$100,000	Revised Contract Amounts
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CUMULATIVE TOTAL					\$ 44,475.97				

This item is subject to the Contractor's compliance with the CHA's MBE/WBE/DBE, Section 3 and insurance requirements.



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